

ORDINANCE NO.

#27

05-18-06

1 AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT  
2 2408 BRIDLE PATH FROM CERTAIN DEVELOPMENT REGULATIONS  
3 PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR CONSTRUCTION OF A  
4 SINGLE FAMILY RESIDENCE.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 PART 1. This ordinance applies to the construction of a single family residence located  
9 at 2408 Bridle Path. The two story structure will have a floor area of 3,913 square feet.

10 PART 2. Applicant has filed a waiver application requesting that Council waive Part 5  
11 Section (D)(5) of Ordinance No. 20060309-058 which prescribes minimum and  
12 maximum front yard setbacks for a lot on a block face on which four or more lots are  
13 developed for a use described in Subsection (B):

- 14 (a) the lot with the principal structure closest to the street is disregarded, and the  
15 lot with a principal structure farthest from the street is disregarded;
- 16 (b) the minimum front yard setback is equal to the average of the minimum  
17 front yard setbacks of the principal structures on the remaining lots minus  
18 ten percent of the distance of that average; and
- 19 (c) the maximum front yard setback is equal to the average of the minimum  
20 front yard setbacks of the principal structures on the remaining lots plus ten  
21 percent of the distance of that average.

22 PART 3. Council has considered the factors for granting a waiver from development  
23 regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver  
24 is justified because:

- 25 (A) the development limitation imposes undue hardship on the applicant; and  
26 (B) the development proposed by the applicant will not adversely affect the  
27 public health, safety, and welfare.

28 PART 4. A waiver is granted from Part 5 Section (D)(5) of Ordinance 20060309-058 to  
29 allow the construction of a single family residence located at 2408 Bridle Path with a  
30 front yard setback of no less than 40 feet.

1  
2 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2006.

3  
4 **PASSED AND APPROVED**

5  
6  
7  
8 \_\_\_\_\_, 2006

§  
§  
§

W. Wynn  
Mayor

9  
10  
11  
12  
13 **APPROVED:**

14 \_\_\_\_\_  
15 David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk